

BK 6071 PG 092

030586

TRANSFER

TAX

PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, LEO A. PELOTTE, of Oakland, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by ANDREW P. COLLAR and IMO M. COLLAR, of Oakland, County of Kennebec, and State of Maine, whose address is 136 South Alpine Street, Oakland, Maine 04963

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said ANDREW P. COLLAR and IMO M. COLLAR, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated easterly of, but not adjacent to, the easterly side of the West River Road, so-called, in the City of Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set at the southeasterly corner of Parcel Three, and on the northerly line of Parcel One, as described in the deed of Gano Associates, Inc. to Waterville Industries, Inc., said deed dated May 28, 1986 and recorded in the Kennebec County Registry of Deeds, Book 2957, Page 321; thence by the following courses and distances, to wit:

1) North forty-seven degrees, thirty-two minutes, five seconds east (N 47°-32'-05" E) along the easterly line of land retained by Priscilla J. Trafton, a distance of three hundred twenty-six and 78/100ths (362.78) feet to an iron rod set at an angle point in said line; thence

2) North fifty-four degrees, twelve minutes, fifteen seconds east (N 54°-12'-15" E) along the easterly line of said land retained by the said Priscilla J. Trafton, a distance of one hundred forty-five and 18/100ths (145.18) feet to a rod set at an angle point in said line; thence

3) North fifty-two degrees, sixteen minutes, eight seconds east (N 52°-16'-08" E) along the easterly line of said land retained by the said Priscilla J. Trafton, a distance of one hundred eighty and 65/100ths (180.65) feet to an iron rod set on said line; thence

4) Continuing north fifty-two degrees, sixteen minutes, eight seconds east (N 52°-16'-08" E) along the easterly line of said land retained by the said Priscilla J. Trafton, a distance of two hundred ninety-five and 31/100ths (295.31) feet to an iron rod set on the southerly line of the land described in the deed of Thomas Michaud to Earl P. Crandlemire, said deed dated June 23, 1953 and recorded in said Registry, Book 941, Page 353; thence

KS B (3)

3-10

3-10

5) South sixty-one degrees, eleven minutes, thirty-six seconds east (S 61°-11'-36" E) along the southerly line of the land now or formerly owned by said Crandlemire, a distance of one hundred fifty-eight and 61/100ths (158.61') feet to an iron rod set on said line; thence

6) Continuing along the same bearing and line, a distance of seventy and 43/100ths (70.43') feet, more or less, to the westerly bank of the Kennebec River; thence

7) In a general southerly direction along the westerly bank of said river, a distance of eight hundred eighty-three (883') feet, more or less, to the northerly line of Parcel One as described in the deed to Waterville Industries, Inc., hereinbefore referenced; thence

8) North sixty-two degrees, thirty-six minutes, thirty-eight seconds west (N 62°-36'-38" W) along the northerly line of said Parcel One, a distance of eighty-seven and 83/100ths (87.83') feet, more or less, to an iron pin found on said line; the bearing and distance from the iron rod called in Paragraph 5 above to the iron pin called in this paragraph is south thirty-eight degrees, one minute, seventeen seconds west (S 38°-01'-17" W), eight hundred seventy-nine and 31/100ths (879.31') feet; thence

9) Continuing north sixty-two degrees, thirty-six minutes, thirty-eight seconds west (N 62°-36'-38" W) along the northerly line of said Parcel One, a distance of three hundred sixteen and 62/100ths (316.62') feet to a twenty-four (24") inch elm tree on said line; thence

10) Continuing along the same bearing and line, a distance of fifty-seven and 98/100ths (57.98') feet to the iron rod set at the point of beginning.

All iron rods called as "set" in the foregoing description are ½ inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132."

Together with a right-of-way for the purpose of ingress and egress for the purpose of the installation of utilities, said right-of-way to be fifty and 00/100ths (50.00') feet wide and to run easterly from the West River Road across the land of the said Priscilla J. Trafton to the above described premises and to lie next northerly of first, the northerly line of the land described in the deed of the United States of America to Theodore H. Brown et al, said deed dated August 23, 1966 and recorded in said Registry, Book 1426, Page 581, and second, the northerly line of Parcel Three as described in the deed to Waterville Industries, Inc., hereinbefore referenced.

The above described parcel contains two hundred ninety-six thousand three hundred eleven (296,311) square feet, more or less, or six and 802/1000ths (6.802) acres and is the same labeled "Land of Priscilla J. Trafton to be conveyed to Leo A. Pelotte," on a survey entitled, Plan of Property to be Conveyed to Leo A. Pelotte," dated 11/97 and to be recorded in

BK 6071 PG 094

the Kennebec County Registry of Deeds with these presents.

Being the excepted parcel described in a Corrective Deed given by Leo Pelotte to Priscilla J. Trafton dated June 18, 1999 and recorded in the Kennebec Registry at Book 5978, Page 42.

IN WITNESS WHEREOF, I, the said **LEO A. PELOTTE** have hereunto set my hand and seal this 22 day of Sept, 1999.

Signed, Sealed and Delivered
in the presence of:

Priscilla J. Trafton
Witness

Leo A. Pelotte
LEO A. PELOTTE

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

Sept 22, 1999

Personally appeared the above named **LEO A. PELOTTE** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Priscilla J. Trafton
NOTARY PUBLIC

Priscilla J. Trafton
(PRINT NAME)
3-21-2000

re.deeds.Pelotte to Collar

RECEIVED KENNEBEC SS.

1999 OCT -5 PM 2:05

ATTEST: Theresa R. Neenan
REGISTER OF DEEDS